

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: January 11, 2010

TO: Mike Elabarger, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Review Team

THROUGH: William Marsh, Environmental Review Team Leader

CC: Theresa Stein, Zoning Planner
Dana Malone, Urban Forester
Patrick Giglio, Community Planner, Department of Planning

**SUBJECT: SPEX-2009-0030 & CMPT-2009-0009
CWS Exit 5 Claiborne Parkway
(2nd Submission)**

The Environmental Review Team (ERT) has reviewed the revised application and offers the following comments.

1. In an electronic mail, dated January 6, 2010, the applicant states that they “agree to plant seedlings in the triangular shaped land located between the Dulles Greenway, the access ramp, and Claiborne Parkway, outside of the proposed monopole compound, existing stormwater management (SWM) pond, and existing tree stand, and will work with ERT to develop a planting plan that is sustainable”. Staff appreciates this effort and believes that the planting will help recapture lost tree canopy, increase long-term screening of the proposed monopole, provide beautification along the Dulles Greenway, and reduce future maintenance costs associated with invasive plant removal. Staff recommends identifying the limits of the reforestation area on the special exception plat. The following condition language provides a means to achieve the reforestation recommendation:

The applicant shall reforest the triangular shaped land located between the Dulles Greenway, the access ramp, and Claiborne Parkway, outside of the monopole compound, existing stormwater management pond, and existing tree stand, as shown on the special exception plat. Existing scattered Eastern red cedar trees may be preserved and incorporated into the reforestation area. A reforestation plan shall be submitted to the County for review and approval, prior to site plan approval. The applicant shall obtain necessary permission from the owner of the property to be planted. In the event the owner does not grant

permission, the applicant is not required to submit the reforestation plan or perform the planting.

The recommendation is consistent with Forests, Trees and Vegetation Policy 7 which states that tree protection will be encouraged along roadways to allow trees to provide shading, reduce peak storm flows, and contribute to the enhancement of the green infrastructure [Revised General Plan (RGP), Page 5-32]. The recommendation is also consistent with the County's strategy to protect its existing green infrastructure elements and to recapture elements where possible [RGP, Page 6-8, Green Infrastructure Text]. The ERT and County Urban Forester are available to meet to discuss reforestation.

Please contact me if you need additional information or have questions.